

Median Prices and Sales Volumes 1990-2009

This table provides neighborhood and citywide annual median prices and sales volumes from 1990-2009.

NEIGHBORHOOD	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
ALLSTON-BRIGHTON	\$125,000	\$100,000	\$90,000	\$86,250	\$100,000	\$107,000	\$113,000	\$113,000	\$125,000	\$132,000	\$158,767	\$198,000	\$235,000	\$259,900	\$285,000	\$314,500	\$322,800	\$293,000	\$302,500	\$290,750
BACK BAY BEACON HILL	\$205,000	\$200,000	\$195,000	\$195,000	\$223,000	\$216,500	\$235,000	\$239,900	\$278,750	\$291,750	\$435,000	\$420,000	\$410,000	\$450,000	\$492,000	\$535,000	\$554,000	\$595,000	\$630,000	\$620,000
CENTRAL	\$150,500	\$147,000	\$150,000	\$141,000	\$174,250	\$173,750	\$157,500	\$185,000	\$230,000	\$250,000	\$345,000	\$444,000	\$410,000	\$441,500	\$520,000	\$600,000	\$575,000	\$530,000	\$562,500	\$500,000
CHARLESTOWN	\$159,000	\$145,000	\$150,000	\$172,000	\$152,250	\$160,000	\$188,500	\$191,000	\$225,000	\$267,750	\$332,500	\$380,500	\$404,000	\$415,000	\$422,000	\$468,250	\$439,950	\$449,950	\$430,000	\$430,000
DORCHESTER	\$144,500	\$122,500	\$100,000	\$88,500	\$82,600	\$94,950	\$106,100	\$125,000	\$139,900	\$164,950	\$195,000	\$240,000	\$289,500	\$315,000	\$357,000	\$384,900	\$345,000	\$310,000	\$257,000	\$215,000
EAST BOSTON	\$115,000	\$76,000	\$75,000	\$60,000	\$65,000	\$68,000	\$84,000	\$86,750	\$120,000	\$145,000	\$193,701	\$237,000	\$270,000	\$333,500	\$375,500	\$339,450	\$320,000	\$297,000	\$233,000	\$220,000
FENWAY/KENMORE	\$131,000	\$91,875	\$89,750	\$85,000	\$75,000	\$96,000	\$90,000	\$114,000	\$135,000	\$135,000	\$175,000	\$220,000	\$250,000	\$260,500	\$300,000	\$305,000	\$302,200	\$299,000	\$341,773	\$331,500
HYDE PARK	\$139,000	\$127,000	\$118,000	\$110,000	\$110,000	\$110,000	\$115,000	\$125,000	\$142,500	\$163,000	\$197,900	\$237,000	\$265,000	\$299,500	\$337,000	\$357,000	\$350,000	\$310,000	\$275,000	\$250,000
JAMAICA PLAIN	\$151,500	\$137,000	\$130,000	\$119,500	\$125,000	\$128,500	\$147,500	\$159,000	\$161,000	\$188,200	\$241,750	\$279,500	\$322,000	\$334,000	\$375,000	\$355,000	\$359,000	\$379,000	\$380,000	\$365,000
MATTAPAN	\$135,000	\$117,900	\$90,000	\$86,600	\$85,000	\$85,000	\$96,700	\$110,500	\$130,000	\$149,900	\$180,000	\$206,000	\$250,000	\$315,000	\$334,350	\$377,500	\$350,000	\$300,000	\$228,000	\$170,000
ROSLINDALE	\$150,000	\$130,713	\$120,000	\$115,000	\$118,000	\$116,250	\$130,000	\$132,250	\$165,000	\$182,250	\$216,500	\$239,000	\$290,000	\$330,000	\$337,000	\$348,500	\$327,000	\$349,000	\$315,000	\$301,000
ROXBURY	\$120,000	\$99,000	\$71,250	\$75,000	\$69,400	\$61,320	\$83,500	\$96,250	\$117,000	\$140,000	\$172,000	\$225,000	\$260,000	\$345,000	\$349,950	\$344,250	\$336,000	\$290,000	\$240,000	\$200,000
SOUTH BOSTON	\$125,000	\$99,500	\$92,500	\$91,950	\$106,000	\$105,000	\$122,500	\$132,000	\$160,000	\$187,500	\$250,000	\$249,000	\$295,000	\$325,000	\$369,000	\$378,000	\$361,250	\$383,750	\$375,000	\$353,250
SOUTH END	\$150,000	\$124,250	\$125,000	\$130,000	\$155,500	\$157,000	\$168,000	\$185,000	\$222,500	\$270,000	\$327,000	\$363,000	\$404,000	\$407,000	\$514,000	\$525,000	\$475,000	\$542,000	\$538,000	\$525,000
WEST ROXBURY	\$164,000	\$150,000	\$145,000	\$151,225	\$154,000	\$147,500	\$162,000	\$170,000	\$194,500	\$215,000	\$235,000	\$265,000	\$322,000	\$340,000	\$368,250	\$390,000	\$380,000	\$385,000	\$350,000	\$345,000
CITYWIDE	\$145,000	\$130,000	\$120,000	\$115,500	\$118,000	\$120,000	\$131,000	\$142,000	\$163,000	\$185,000	\$236,100	\$267,950	\$315,000	\$340,000	\$380,000	\$390,000	\$382,000	\$374,900	\$352,000	\$327,000

NEIGHBORHOOD	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
ALLSTON-BRIGHTON	440	330	377	405	553	567	599	597	836	962	806	718	761	767	1,131	1,107	828	773	519	488
BACK BAY BEACON HILL	488	531	511	614	677	660	804	687	848	980	923	665	913	723	1,020	883	770	782	726	583
CENTRAL	285	257	209	253	324	300	549	558	542	484	456	374	529	424	939	913	865	605	599	424
CHARLESTOWN	163	163	207	291	264	297	351	311	483	466	370	398	487	352	665	600	384	440	337	319
DORCHESTER	548	408	424	614	814	850	833	610	824	976	858	771	828	832	1,199	1,333	1,298	1,061	894	842
EAST BOSTON	136	85	103	134	201	181	199	190	278	392	313	305	333	307	420	620	417	326	308	297
FENWAY/KENMORE	97	58	87	130	158	176	231	216	362	359	281	203	267	235	368	313	311	279	216	152
HYDE PARK	225	166	186	250	409	466	449	326	410	444	311	291	356	302	505	539	418	310	254	255
JAMAICA PLAIN	262	201	223	264	321	308	380	312	489	521	545	442	489	480	639	661	531	575	433	439
MATTAPAN	171	89	109	144	213	239	229	218	224	237	214	186	220	208	324	327	308	220	177	211
ROSLINDALE	239	174	209	281	446	392	402	374	445	476	406	378	417	389	596	557	503	389	303	334
ROXBURY	198	118	113	134	183	197	265	236	289	357	352	285	320	313	526	642	552	402	365	355
SOUTH BOSTON	195	156	166	198	316	313	376	355	450	518	661	515	645	613	1,165	909	834	900	630	668
SOUTH END	207	248	235	342	429	450	561	474	585	703	723	582	805	857	985	795	786	774	695	570
WEST ROXBURY	288	265	285	344	483	427	411	387	496	502	474	442	513	411	596	536	444	446	330	356
CITYWIDE	3,942	3,249	3,444	4,398	5,791	5,823	6,639	5,851	7,561	8,377	7,693	6,555	7,883	7,213	11,078	10,735	9,249	8,282	6,786	6,293

NOTE: median prices and sales volumes are for Condos, 1-FAM, 2-FAM and 3-FAM.

SOURCE: The Warren Group